

Draft Proposed

Lincoln Park Neighborhood Conservation District Plan and Development Standards

September 10, 2005

PURPOSE AND INTENT

The purpose of the Lincoln Park Neighborhood Conservation District Standards is to preserve the existing character of the streetscape and community.

The site design of a structure in an area is an essential part of its character. This design includes the streetscape in which the structure is set, setbacks, driveways, walkways, retaining walls and fences, the way a structure sits on its lot in relation to other structures and the street, and other landscaping elements. Certain common characteristics of Lincoln Park and its structures define the character of the community.

Traditionally, residential structures were sited on lots in a way that emphasized a progression of public to private spaces. Streetscapes led to sidewalks, sidewalks to yards and front walkways, which led to porches and the private spaces within a house. In some instances, fences were used at the edge of the yard to further define these spaces.

Preservation of these progressions is essential to the preservation of the residential character of structures and of Lincoln Park.

Street trees and rear yard trees are also part of the neighborhood character. Front lawns with walkways to an entry door, often with a covered porch, define the sites in Lincoln Park.

The size, height, massing and location, or setbacks from the property lines, of structures on building lots are also character traits of Lincoln Park.

SUMMARY OF LINCOLN PARK COMMUNITY

A historic African American residential neighborhood near the center of Rockville



Community Characteristics

The latest population figures from Census 2000 indicate that the population of the Lincoln Park Neighborhood is 900 persons. Ethnic and racial diversity continues to expand in the neighborhood, although the neighborhood population contains a higher percentage of Black and Hispanic residents than Rockville as a whole. Other statistical information related to housing and land use is also included below. The Census shows a slightly higher than average person per household figure of 2.7, while the City is 2.65. Single-family uses occupy almost 80% of the land area.

There are 329 residences in the 82 acres of Lincoln Park, of which 208 are single-family homes. Most of the homes are small in size, ranging from 900 to 1,500 square feet, while built on relatively large lots of about 10,000 square feet, usually narrow but deep.

1. Neighborhood Characteristics

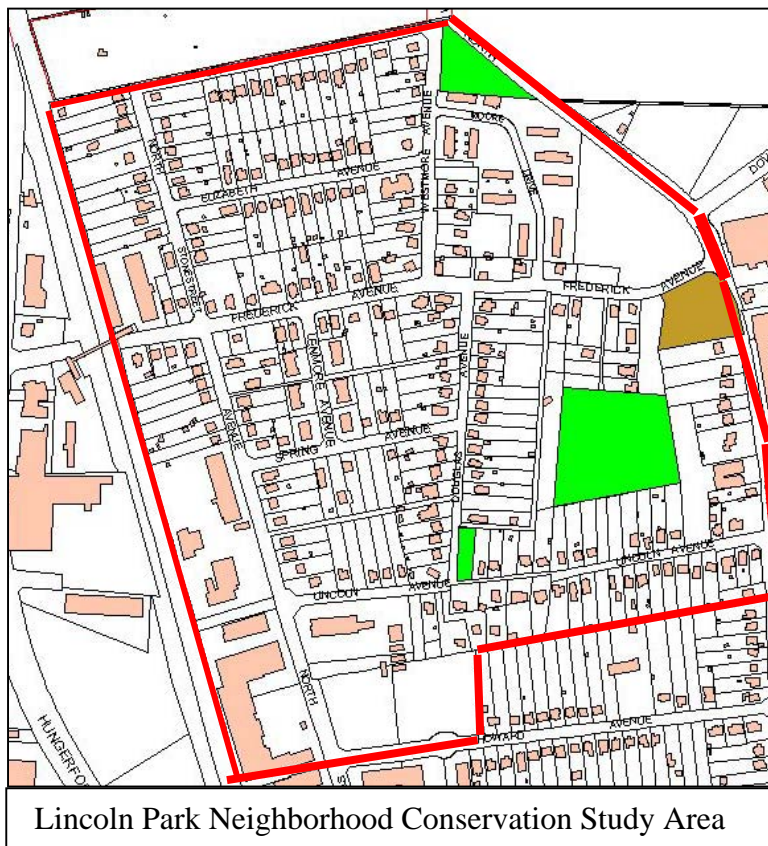
Housing Units 329
Single-Family Residential units 208
Attached Units 62
Apartments (Public) 59
Average Persons per Household 2.7
Housing Density (units per acre) 4.0
Commercial (Retail) 1.4 acres
Parkland 5.6 acres
Open Space (Cemetery) 3.3 acres

2. Population Characteristics (2000 Census)

White 37 (4%)
Black 622 (69%)
Hispanic 195 (22%)
Asian 15 (1.5%)
Other 31 (3.5%)



LINCOLN PARK NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT DEVELOPMENT STANDARDS



A character hallmark of Lincoln Park is the long narrow lots, generally 50 feet wide and about two hundred feet deep arranged in blocks with the narrow end facing the street. This lot configuration was typical in the late 19th Century when property owners depended on wells for water and outhouses or septic drainage fields for toilet and sanitary needs. In addition, most families raised a vegetable garden and kept small livestock and poultry to provide food for the table and for sale. Some owners also had a horse or mule for transportation or labor.

Although Lincoln Park is zoned R-60, which allows 6,000 square foot residential building lots, the original platted lots range from 10,000 to 12,000 square feet in size. Lot size and shape are characteristics and hallmarks of Lincoln Park and should be retained.

The underlying R-60 zoning allows the principal structure to cover up to 35% of the lot and be a maximum of 35 feet high at the midpoint of the roof slope.

The setbacks for a qualifying undersize R-60 lot, as most Lincoln Park lots are, being less than 60 feet across the front, is a minimum of 7 feet from the side property line, 20 feet from the rear property line, and 25 feet from the front property line. If the lot is 60 feet at the front, the side setback is a minimum of 8 feet.

The standard or qualifying undersize R-60 zoning would permit a two-story house in excess of 7,000 square feet on a 10,000 square foot lot without counting attic or basement living space. The average size of an existing house in Lincoln Park is 1,200 to 1,500 square feet.

New construction or additions should be designed so that the building height, scale, massing, volume, directional emphasis, setback, materials and façade designs reflect the character and architectural context established by the community and surrounding structures. It should not conflict with or have an adverse impact upon the character of the streetscape and community character.

Infill construction should be designed to be compatible with the average height and width of surrounding buildings.

LOTS:

- Assemblage of separate lots for new development is not permitted.
- Resubdivision of existing original lots is not permitted.
- Pipestem lots are not permitted.

STANDARDS FOR NEW CONSTRUCTION:

- New construction or additions must conform to all other applicable building code and safety regulations of the City of Rockville as well as the Lincoln Park Neighborhood Conservation District Standards. A City of Rockville building permit is required for all construction.
- The lot coverage will be 20% of the maximum square footage of smallest new lot size permitted, 6,000 square feet. This allows a 1,200 square foot footprint or more than 3,000 square feet for a two story house with basement. The lot coverage includes the total of all roofed structures including garages and sheds.



Newer one-story houses and older two-story house on N. Stonestreet Avenue are compatible.

- The maximum actual height of new construction, a building or addition, is 25 feet from the grade to the ridgeline. A 29 foot height may be permitted for designs using a graduated 45 degree line of sight slope from the front property line to the highest point of the new construction.



The new house at the left is an actual 29 feet in height. Lot coverage is 1,482 SF, or 282 more than would be allowed with the new standards. The 29 foot height would have been permitted and more compatible with the streetscape using a 45-degree slope height transition such as a front porch. .

- New buildings should follow prevailing irregular setback patterns and not line up in a row. A two to five foot deviation from an adjacent structures' front setback is recommended. The minimum front setback is 25 feet.
- Infill new house construction should be designed so that the organization of the street-facing façades closely relates to any surrounding buildings.
- Additions should be constructed on the rear of the building or on a side, which ever has less impact on the character of the structure and streetscape.
- Roof heights of new additions should not dominate original rooflines. A graduated 45% line of sight slope from the front property line to the highest point of the addition may be acceptable with an appropriate design.
- Materials and design elements for new construction or additions should be selected that are sympathetic with surrounding historic buildings in the district.
- Mechanical systems should be incorporated into new construction in an inconspicuous manner.

STREETS:

Streets were platted within the subdivisions as a rough north-south-east-west grid. Lincoln, Frederick, spring, Elizabeth, and Ashley are east-west aligned. Douglass, Westmore, Stonestreet (Biltmore) and Horners Lane are north-south aligned. Horners Lane varies in direction, but existed prior to the platting of Lincoln Park only to the intersection of Parklawn Drive. Moore Drive was created in the late 1950's on a non-platted parcel to service an apartment complex, Lincoln Terrace.

Johnson Drive is a private lane created before the present zoning code was adopted. Lenmore was created to serve the Lenmore Apartments and is not an original platted street. These existing later streets are grandfathered in, but additional streets should not be added. The original street grid is a character feature of Lincoln Park and should be preserved.

- New streets and private access driveways that function as streets are not permitted.
- Cul de sacs accessing structures set back from the main roads are not permitted.

Examples of new houses in Lincoln Park that meet the proposed height and lot coverage standards are below:



325 Lincoln Avenue

325 Lincoln Avenue
1-1/2 stories
Less than 25 feet high
1,120 square foot lot coverage
excluding porch
Full basement
Total square footage: 2,660
SF with basement
No garage

211 Lincoln Avenue
1-1/2 stories
Less than 25 feet high
1,050 square foot lot coverage
No basement
Total square footage: 2,100 SF
No garage



211 Lincoln Avenue